

# Agricultural specific considerations

## SiteSolutions Farm

Agricultural considerations are unique features we include in our SiteSolutions Farm report, making it an easy choice when advising clients on suitable reports for agricultural transactions. These considerations are assessed and summarised by an expert consultant using CIE (Conveyancing Information Executive) compliant data and mapping.

Where appropriate our environmental consultants will flag these issues as prudent action in our Executive Summary for the potential purchaser to take forward ensuring you are providing excellent client care.

### 1. Pollution incidents

Unauthorised activities at non-permitted sites have led to many serious pollution incidents in the farming sector. Pollution incidents that are applicable to the site will be identified and flagged by the Environmental Consultant and summarised in the Executive Summary. This indicates potential issues with current management, which could result in environmental liability, fines and paying costs.

### 2. Tanks

There may be storage tanks on the farm, which are likely to contain fuel or agrochemicals. Spills or leaks could have contaminated the surrounding soils to some degree. This will be more of a problem if the tank is/was not located on hard standing.

### 3. Fly-tipping

The landowner is responsible for the removal of any fly-tipped waste under the Environmental Protection Act 1990, using a licensed waste contractor if applicable. Where possible, we will identify whether fly-tipping has occurred on the farm.

### 4. Intensive farming

Drawing upon existing environmental permit data, we are able to identify intensive farming practices. Some of these practices could pose a pollution hazard to local water sources. However, there is nothing to suggest that this will result in environmental liability for the farm.

### 5. Sheep wash and dips

Sheep washes and dips aim to control parasites. Sheep dipping involves plunging sheep into a pit of diluted insecticide. Historically, where it can be a concern is with the disposal of spent dip to land. There is a risk of significant contamination of the area with organophosphates or similar chemicals. In addition, current operations should comply with the relevant Code of Practice, which may include requirements for a Certificate of Competency and/or an environmental permit.

### 6. Slurry pits

Dairy farms have the potential to cause significant pollution, such as the release of slurry and milk to nearby water bodies. Using key data the consultant can identify any tanks on the farm so that you can enquire to confirm they conform to British Standard 5502-50:1993+A2:2010.

## 7. Historic rights of way

There may be historic rights of way on the farm. The Countryside and Rights of Way Act 2000 made provisions to complete the legal record of rights of way on a definitive map by 2026. Historic rights of way (those existing prior to 1949) that are not recorded on the definitive maps by 2026 will be lost. Our environmental consultants will review historical maps prior to 1949 during their assessment so you can better understand the likelihood of a Definitive Map Modification Order (DDMMO) being made at the farm prior to the cut-off date for claiming historic rights of way reinstatement.

## 8. Open access land

Under the Countryside and Rights of Way Act 2000, people can access land across England and Wales without having to use paths, known as 'open access land'. This is also known as you right to roam. Access land includes mountains, moors, heaths and downs that are privately owned. Open access land is included in the farm report, easily identifiable as extents are mapped.

## 9. Agricultural land classification

The classification system is broken down into categories according to the extent to which physical or chemical characteristics (such as climatic conditions and soil chemistry) cause limitations on food production. The farm report will list what agricultural land classification the farm is located.

## 10. Nitrate Vulnerability Zones

Nitrate Vulnerable Zones are areas designated as being at risk from agricultural nitrate pollution. There are certain requirements that should be followed when you use fertilisers and store organic manure, making it essential to know prior to any acquisition.

### Features

Other features and benefits above and beyond Sitecheck Assess:

- Flood assessment compiled by a consultant
- Current map descriptions (capturing current operations)
- Bespoke recommendations tailored to the current and proposed use
- Can consider certain redevelopments

If you wish to find out further information about our SiteSolutions Farm reports click below:

[wessexsearches.co.uk](https://wessexsearches.co.uk)

